



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
SEPTEMBER 6, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 2:04 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Cabrera
Commissioner P. Hernandez
Commissioner Cummings
Commissioner Muñoz
Commissioner Livingston
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner P. Hernandez
Commissioner S. Hernandez
Commissioner Pickett
Commissioner Torres

AGENDA

Commissioner Muñoz read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Cabrera, Cummings, Muñoz, Livingston, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner P. Hernandez, Pickett, S. Hernandez, and Torres

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Major Final:

1. **SUSU18-00065:** Sky View Estates Unit 3 – A portion of Section 18, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: South of Pellicano and East of Joe Battle
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owners: DVEP Land, LLC, and Pellicano 121 Development, LLC
Representative: Del Rio Engineering, Inc.
District: ETJ (Extraterritorial Jurisdiction)
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
 2. **SUSU18-00070:** East El Paso Regional Park Phase One – A portion of Tract 1C, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Montana & East of Rich Beem
Existing Zoning: R-5 (Residential)
Property Owner: City of El Paso
Representative: Brock & Bustillos, Inc.
District: 5
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Annexation:

3. **SUAX17-00001:** Cuesta Del Sol Annexation Agreement
Location: North of Pellicano Drive and East of Dominic Anakin Drive
Existing Use: Vacant
Proposed Use: Single-Family Residential
Property Owner: Cuesta Del Sol, Inc.
Representative: CEA Group
District: ETJ (Extraterritorial Jurisdiction)
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Senior Planner, gave a presentation and noted that the applicant is requesting to annex approximately 22.596 acres of land located within the City of El Paso's Extraterritorial Jurisdiction on the east side (ETJ). The subject property is currently vacant. The applicant wishes to annex the property in anticipation of future residential development on this site. The annexation agreement imposes certain conditions upon the property owner that must be fulfilled in order for the city to accept annexation of the property. Among these conditions is the extension of Cevalia Avenue, east through the subject property as a minor arterial road and the inclusion of a northsouth running major arterial road. The annexation agreement stipulates that the northsouth running arterial road include buffered bike lanes as recommended by the 2016 Comprehensive Bike Plan. Upon annexation of the property, the owner will be responsible for submitting a subdivision plat prior to the commencement of development activity. Planning Division recommends approval of the Cuesta Del Sol Annexation Agreement.

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUAX17-00001.**

Motion passed.

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Land Study:

4. **SULD17-00001:** Emerald Heights Development Land Study – A portion of C.D. Stewart Survey No. 318 and C.D. Stewart Survey No. 319, El Paso County, Texas
Location: South of Eastlake and West of Peyton
Existing Zoning: ETJ
Property Owner: Northtowne Village Joint Venture and River Oaks Properties Ltd.
Representative: CEA Group
District: ETJ
Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes a land study for 185.48 acres of land located within the Extraterritorial Jurisdiction. It is located south of Eastlake and west of Peyton and is not within the path of potential annexation. The land study has been granted vested rights under the previous subdivision code. This Land Study complies with the minimum standards for development in the ETJ. This development will be providing connectivity to surrounding developments and provide improved parkland. Primary access to the proposed development will be from Peyton Road and Rojas Drive. Rojas Drive is classified as a minor arterial and is expected to extend eastward and Peyton is classified as a major arterial and is expected to extend further south. These future extensions (constructed by others) will create connectivity to the project along the southwesterly and southeasterly boundaries and increase the transportation system to

provide for alternate route options to this development. Furthermore, the extensions of Rojas Dive and Peyton Road will provide better north south and east-west connectivity and alleviate the traffic volume on Eastlake Boulevard. The proposed land study provides a phasing plan with four phases which are estimated to be completed by 2022. Planning Division recommends approval of Emerald Heights Development Land Study.

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SULD17-00001**.

Motion passed.

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Major Combination:

5. **SUSU18-00073:** Emerald Heights Unit One – A portion of C.D. Stewart Survey 318, a portion of Tracts 3A, 3B and 3B1, C.D. Stewart Survey 319, and a portion of C.D. Stewart Survey 319, El Paso County, Texas
- Location: South of Eastlake & West of Peyton
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owners: Hunt Mission Ridge, Northtowne Village Joint Venture, and River Oaks Properties, LTD
- Representative: CEA Group
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that this development is located within the Extraterritorial Jurisdiction. Primary access to the subdivision is proposed from Eastlake Boulevard and Peyton Road. The applicant proposes to subdivide 16.209 acres of land into 1 commercial lot, 1 stormwater pond, and the extension of Emerald Pass Avenue. This subdivision is being reviewed under the former subdivision code. This case is part of the Emerald Heights Land Study. Planning Division recommends approval of Emerald Heights Unit One on a major combination basis.

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00073**.

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU18-00040:** Wells Park Addition Replat B – A replat of a portion of Lot 1, all of Lots 2 through 7, 59 through 61, 108 through 119, portion of the 20' alley, portion of Sharon Drive, Wells Park Addition First Replat; and portion of Tracts 20-A, 20-H, 20-J, 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana and West of Joe Battle
- Existing Zoning: C-3/c (Commercial/condition)
- Property Owners: Linda Mohr and Robert Melton
 John G. Switzer

John and Cathy B. Warner
Floyd N. Bartlett
BM Tierra Limited Partnership
Jose L. and Elvira Etchart
William A. Loewenstein
Allan Mills
Lois G. Fox
Lorenzo T. & Tomas W. Arenas
John H. Trien
Amador Valdez
John Ernest Nelson, Individually and as sole surviving
stockholder, Officer and Director of TCA Investments
Corporation
Omar D. Alvarez
Mary W. Sachs
The Brother Four Investments, LLC
Paul Janis L. Robertson
Richard and Lobelia G. Yetter
Conde, Inc.
Representative:
District: 5
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to resubdivide 9.2394 acres of land for four commercial lots. Additionally, a portion of Sharon Drive will be vacated through this replat as it lies within the proposed subdivision. Currently, the property is vacant and was recently rezoned from R-3 to C-3/c in May of 2018. Access to the subdivision is from Joe Battle and Montana. Currently, there are no existing improvements to Michael or Sharon Drive. The applicant is requesting to defer the hike and bike improvements along Joe Battle until the time of building permits. The applicant will provide security for the improvements along Joe Battle if the City Plan Commission grants the applicant the deferral to install the hike and bike at the time of building permits. The Planning Division received one phone call inquiring about the proposed application, however, no support or opposition to this request was received. Planning Division recommends approval of Wells Park Addition Replat B on a resubdivision combination basis, subject to the following conditions:

- *TXDOT must approve the Traffic Impact Analysis (TIA) for Wells Park Addition Replat B prior to the recording of the final plat.*
- *That the turn-a-round access easement be dedicated for the use of the public prior to recording of the final plat.*

Conrad Conde, with Conde, Inc., concurred with staff's comments. He requested approval for both of his waiver requests.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request.

- Luis De La Cruz, noted that he is not against this request but expressed his concern that Michael Street will not be improved and feels it should be part of the replat.

Kimberly Forsyth, Program Manager for Planning & Inspections, noted that the Streets Department recommends denial of the waiver because it would cut off access to the lots along Michael Street. She also noted that the improvements to Michael Street and a portion of Sharon Drive would be required unless the CPC grants the waiver.

Mr. Conde responded to questions from Mr. De La Cruz and the commissioners.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE THE PLAT WITH THE CONDITION STATED ON THE STAFF REPORT, DENY THE WAIVER FOR THE ROAD IMPROVEMENTS, AND APPROVE THE EXCEPTIONS FOR THE DEFERRAL OF THE HIKE AND BIKE.**

Motion passed.

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7. **SUSU18-00067:** Prado Verde Addition Unit Three Replat A – A replat of Lots 1, 2, 3, 4, and 5, Block 8, Prado Verde Addition Unit Three, El Paso County, Texas
- Location: North of Artcraft & West of Doniphan
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Chijal Holding, Inc.
- Representative: CAD Consulting Co.
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that this development is located within the Extraterritorial Jurisdiction. The applicant proposes to resubdivide 5.0547 acres of land into 2 single-family lots. Primary access to the subdivision is proposed from Morrill Road and Cocula Avenue. This subdivision is being reviewed under the current subdivision code. The applicant will be dedicating 2.5' of additional right-of-way on Cocula Avenue. Planning Division recommends approval of Prado Verde Addition Unit Three Replat A on a resubdivision combination basis.

Carlos Jimenez, with CAD Consulting, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00067.**

Motion passed.

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8. **SUSU18-00069:** Desert Meadows Estates Replat "B" – Lot 4, Block 8, Desert Meadows Estates, El Paso County, Texas
- Location South of Montana and West of Snoqualmie
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owners: Mario Garcia, Maria R. Garcia, and Mario R. Garcia Jr:
- Representative: SER Group, LLC.
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE SUSU18-00069 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2018.**

Motion passed.

9. **SUSU18-00071:** Claystone Court Subdivision Replat A – A replat of Lot 4, Block 1, Claystone Court Subdivision, City of El Paso, El Paso County, Texas
- Location: South of Artcraft & East of Westside
Existing Zoning: R-2/c (Residential / condition)
Property Owner: Aldo Gonzalez
Representative: Brock & Bustillos, Inc.
District: 1
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to resubdivide 1.1343 acres of land into 3 single-family lots. Primary access to the subdivision is proposed from Maximo Drive. This subdivision is being reviewed under the current subdivision code. Surrounding land uses are residential and some of the surrounding properties are vacant. Staff did not receive any support or opposition to this request. Planning Division recommends approval of Claystone Court Subdivision Replat A on a resubdivision combination basis.

Aaron Alvarado, with Brock & Bustillos, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request.

- Bashar Abugalyon, original developer for the Claystone Court, was not in agreement with the staff's recommendations.

1ST MOTION:

ACTION: Motion made by Commissioner Uribe to **DENY SUSU18-00071**.

Motion died for lack of a second.

Kimberly Forsyth noted that if the plat complies with the subdivision ordinance, the City Plan Commission has a ministerial duty to approve.

2ND MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUSU18-00071**.

Motion passed.

PUBLIC HEARING ROW and Alley Vacation:

10. **SURW18-00001:** Hadlock Street & Alley Vacation – A portion of Edson Ave. now known as Fullan St., between Lots 1, 2, and 3, Block A and Lots 1 and 2, Block B, Hadlock Addition, and a portion of an 18 foot alley in Block A, Hadlock Addition and a portion of an 18 foot alley in Block A, Hadlock Addition, City of El Paso, El Paso County, Texas
- Location: South of Alameda & West of Raynolds
Existing Zoning: SCZ (SmartCode Zone)
Property Owner: El Paso Independent School District
Representative: SLI Engineering, Inc.
District: 8
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant is requesting to vacate 0.2566 acres of Fullan right-of-way and two portions of an 18' public alley located within Block A. The applicant, El Paso Independent School District, proposes to vacate a portion of Fullan Street to use it as parking lot and the alley for improvements for the existing school. Fullan Street does have street improvements while the alley does not. In addition, the applicant will coordinate with the different utility companies to dedicate/reserve easements by separate instrument. The subject property is zoned SCZ (SmartCode). Properties adjacent to and surrounding the subject property are also zoned SCZ (SmartCode). Staff received two phone calls inquiring about the project but no objection. Planning Division recommends approval of Hadlock Street and Alley Vacation subject to the following condition and requirement:

- *That the applicant continue coordination with the different utility companies and that the applicant dedicates/reserve easements by separate instrument to El Paso Electric Company, Texas Gas Company, and El Paso Water prior to City Council hearings.*

Georges Halloul, with SLI Engineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SURW18-00001**.

Motion passed.

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PUBLIC HEARING Comprehensive Plan Amendment:

11. **PLCP18-00002:** Lot 3 and the Eastern 120 Feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 1, and Lots 4-6, Block 8, El Paso International Airport Tracts Unit 1, and Lots 7 and 8, Block 8, El Paso International Airport Tracts Unit 1, and Lots 1 and 11, Block 9, El Paso International Airport Tracts Unit 1, and Lots 2-4 and Lots 8-10, Block 9, El Paso International Airport Tracts Unit 1, and Lots 5 and 6 and 17 and 18, Block 9, El Paso International Airport Tracts Unit 1, and Lots 5 and 6, Block 7, El Paso International Airport Tracts Unit 2, and Lot 1 and the Western 34 Feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 2, and Lots 7 and 12-16, Block 9, El Paso International Airport Tracts Unit 7, and Lots 1-3 and the Westerly 86.5 Feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of the Easterly 54 Feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of Lot 5, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of Lot 6, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 181 Feet of Lot 1, Block 11, El Paso International Airport Tracts Unit 8 Replat A, and the Northerly 181 Feet of Lots 2-4, Block 11, El Paso International Airport Tracts Unit 8 Replat A, and Lots 1 and 6 and the Northerly 78 Feet of Lot 2, and the Northerly 78 Feet of Lot 5, Block 12, El Paso International Airport Tracts Unit 8 Replat A, and Lot 1, Block 14, El Paso International Airport Tracts Unit 11, and Lot 1, Block 15, El Paso International Airport Tracts Unit 11, and Lot 2, Block 15, El Paso International Airport Tracts Unit 11, and Lot 1, Block 16, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas

Location: East of Sikorsky Street, South of Shuttle Columbia Drive

Existing Zoning: SCZ (SmartCode Zone)
Request: Modify Future Land Use designation from G-3, Post-War, to G-7, Industrial
Property Owner: City of El Paso
Representative: Michael McElroy, El Paso International Airport
Districts: 2 & 3
Staff Contact: Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **HEAR ITEMS 11, 12, AND 13 TOGETHER.**

Motion passed.

THESE ITEMS WERE PRESENTED IN REVERSE ORDER. ITEM 13 WAS HEARD FIRST, THEN ITEM 12, AND FINALLY ITEM 11.

PUBLIC HEARING SmartCode Regulating Plan Amendment:

12. **PLRP18-00005:** El Paso International Airport Tracts Replat A, a portion of El Paso International Airport Tracts Unit 2, El Paso International Airport Tracts Replat of Unit 3, El Paso International Airport Tracts Replat of Unit 3 Replat A, El Paso International Airport Tracts Replat of Unit 4, a portion of El Paso International Airport Tracts Replat of Unit 6, a portion of El Paso International Airport Tracts Unit 5, a portion of El Paso International Airport Tracts Replat of Unit 5, a portion of El Paso International Airport Tracts Unit 10, a portion of Lot 1, EPIA Conrac Subdivision and Tracts 3B3, 4A25 and 4A26A, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
- Location: North of Montana Avenue and South of Convair Road
Existing Zoning: SCZ (SmartCode Zone)
Existing Use: Various
Proposed Use: Commercial, Lodging, Office
Property Owner: City of El Paso
Representative: Michael McElroy, El Paso International Airport
District: 3
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

PUBLIC HEARING Rezoning Applications:

13. **PZRZ18-00018:** **Parcel 1:** The Western 54 Feet of Lot 10 and Eastern 68 Feet of Lot 11, Block 8, El Paso International Airport Tracts Unit 1, and the Eastern 100 Feet of Lot 10, Block 8, El Paso International Airport Tracts Unit 1, and the North part of Lot 9, Block 8, El Paso International Airport Tracts Unit 1, and the South part of Lot 9, Block 8, El Paso International Airport Tracts Unit 1, and Lots 13 and 14 and the Western 20 Feet of Lot 12, Block 8, El Paso International Airport Tracts Unit 1, and the Western 86 Feet of Lot 11 and Eastern 134 Feet of Lot 12, Block 8, El Paso International Airport Tracts Unit 1, and Lots 1-4 and 9-12, Block 7, El Paso International Airport Tracts Unit 2, and Lot 7, Block 7, El Paso International Airport Tracts Unit 2, and Lot 8, Block 7, El Paso International Airport Tracts Unit 2, and the Western 34 Feet of Lot 15, Block 8, El Paso International Airport Tracts Unit 2, and the Eastern 120 Feet of Lot 15, Block 8, El Paso International Airport Tracts Unit 2, and Lot 16, Block 8, El Paso

International Airport Tracts Unit 2, and the Easterly 54 Feet and Southerly 205.5 Feet of Lot 4 and Southerly 205.5 Feet of Lots 5 and 6, Block 10, El Paso International Airport Tracts Unit 7, and the Southerly 230 Feet of Lots 1-4 and all of Lot 5, Block 11, El Paso International Airport Tracts Unit 8 Replat A, and Lots 3 and 4, and parts of Lots 2 and 5, Block 12, El Paso International Airport Tracts Unit 8 Replat A, and Lots 1-7, Block 13, El Paso International Airport Tracts Unit 8 Replat A, and Lot 1, Block 1, Hawkins Plaza, and a portion of W.A. Morehouse Survey No. 12 and a portion of Section 40, Block 80, Township 2, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas; and,

Parcel 2: Lot 3 and the Eastern 120 Feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 1, and Lots 4-6, Block 8, El Paso International Airport Tracts Unit 1, and Lots 7 and 8, Block 8, El Paso International Airport Tracts Unit 1, and Lots 1 and 11, Block 9, El Paso International Airport Tracts Unit 1, and Lots 2-4 and Lots 8-10, Block 9, El Paso International Airport Tracts Unit 1, and Lots 5 and 6 and 17 and 18, Block 9, El Paso International Airport Tracts Unit 1, and Lots 5 and 6, Block 7, El Paso International Airport Tracts Unit 2, and Lot 1 and the Western 34 Feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 2, and Lots 7 and 12-16, Block 9, El Paso International Airport Tracts Unit 7, and Lots 1-3 and the Westerly 86.5 Feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of the Easterly 54 Feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of Lot 5, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 205.5 Feet of Lot 6, Block 10, El Paso International Airport Tracts Unit 7, and the Northerly 181 Feet of Lot 1, Block 11, El Paso International Airport Tracts Unit 8 Replat A, and the Northerly 181 Feet of Lots 2-4, Block 11, El Paso International Airport Tracts Unit 8 Replat A, and Lots 1 and 6 and the Northerly 78 Feet of Lot 2, and the Northerly 78 Feet of Lot 5, Block 12, El Paso International Airport Tracts Unit 8 Replat A, and Lot 1, Block 14, El Paso International Airport Tracts Unit 11, and Lot 1, Block 15, El Paso International Airport Tracts Unit 11, and Lot 2, Block 15, El Paso International Airport Tracts Unit 11, and Lot 1, Block 16, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas

Location:	East of Sikorsky Street, South of Shuttle Columbia Drive
Existing Zoning:	SCZ (SmartCode Zone)
Request:	Parcel 1: From SCZ (SmartCode Zone) to C-2 (Commercial) Parcel 2: From SCZ (SmartCode Zone) to M-1 (Manufacturing)
Existing Use:	Multiple Commercial, Office, and Industrial Uses
Proposed Use:	None
Property Owner:	City of El Paso
Representative:	Michael McElroy, El Paso International Airport
Districts:	2 & 3
Staff Contact:	Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Senior Planner, noted that items 11, 12, and 13 are related and will be presented together but in reverse order. The request includes 44 individual parcels comprising of approximately 128.5 acres of land located east of Sikorsky Street and south of Shadow Columbia Drive. The request is to rezone the properties from SCZ (SmartCode Zone) to C-2 (Commercial) and M-1 (Manufacturing). The properties are owned by the City of El Paso and managed by the

El Paso International Airport, and were included in the El Paso International Airport Southern Industrial Park SmartCode Regulating Plan when that plan was approved by City Council in October of 2012. The airport expressed the desire to remove the properties east of Sikorsky Street from the regulating plan and return to traditional designation in consideration of the existing and desired future development in that area. Since the properties east of Sikorsky Street are to be rezoned they will be removed from the SmartCode Regulating Plan. Staff received 41 calls requesting information about the rezoning request but did not receive any communication in support or opposition to this rezoning request. Planning Division recommends approval of the rezoning request and approval to the amendment to the El Paso International Airport Southern Industrial Park SmartCode Regulating Plan. These presentations were for items 13 and 12.

Karina Brasgalla, Planner, gave a presentation on item 11. She noted that this request is a Comprehensive Plan Amendment to modify the Future Land Use Map. The proposed amendment is going to effect 20 properties totaling approximately 66 acres. It is located east of Sikorsky Street and south of Shadow Columbia Drive. The current land use map designation for these properties is G-3 (Post War). These properties were given the G-3 designation when they were rezoned to SmartCode in October of 2012. The original designation under Plan El Paso when it was adopted earlier that year was G-7. Staff is recommending that the future land designation be changed back to G-7 (Industrial). Planning Division is recommending approval for all three of these items.

Michael McElroy, with the El Paso International Airport, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE PZRZ18-00018, PLRP18-00005, AND PLCP18-00002.**

Motion passed.

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14. **PZRZ18-00030:** All of Lots 18, 19, and portions of Lots 17, 21, and 22, Block 18, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas
- Location: 1964 Murchison
- Existing Zoning: A-2 (Apartment)
- Request: From A-2 (Apartment) to R-MU (Residential Mixed-Use)
- Existing Use: Vacant
- Proposed Use: Mixed Use Development of Apartments and Offices
- Property Owner: Snap Pads, LLC
- Representative: Michael Luciano
- District: 8
- Staff Contact: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

Alex Hoffman, Deputy Director for Planning & Inspections, recused himself during discussion on this item and left the meeting room.

Anne Guayante, Senior Planner, gave a presentation and noted that the applicant requests to rezone the subject property from A-2 (Apartment) to R-MU (Residential Mixed Use). This would allow for a proposed mixed use development comprised of apartments and offices and to waive the minimum 1 acre district area for the residential mixed use zone. The subject property is a third of an acre and is currently vacant. Staff did not receive any communication in support or opposition to the rezoning request. An inquiry at the beginning of this meeting was the only public comment that staff received. Planning Division recommends approval of the rezoning and waiver request and approval of the proposed Master Zoning Plan and Master Zoning Plan Report.

Tyler Lyon, with Snap Pads, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request.

Mike Rosales expressed his concern about the drop off and asked if there would be a retention wall.

Mr. Lyon responded to Mr. Rosales' concern.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE PZRZ18-00030.**

Motion passed.

15. **PZRZ18-00034:** A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas
- Location: 1002 Prospect Street
Existing Zoning: R-4/H (Residential/Historic)
Request: From R-4/H (Residential/Historic) to A-2/H (Apartment/Historic)
Existing Use: Single-family dwelling
Proposed Use: Quadraplex
Property Owner: Jesus Navarro
Representative: Conde, Inc.
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
- POSTPONED FROM AUGUST 24, 2018**

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **DELETE PZRZ18-00034.**

Motion passed.

16. **PZRZ18-00038:** A portion of Lot 17, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: 13501 Jason Crandall Drive
Existing Zoning: S-D (Special Development)
Request: From S-D (Special Development) to R-5 (Residential)
Existing Use: Vacant
Proposed Use: Park
Property Owner: City of El Paso
Representative: ECM International, Inc.
District: 5
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant is requesting to rezone from S-D (Special Development) to R-5 (Residential). The proposed rezoning is a portion of a larger parcel that is zoned R-5, which is intended to be the location for the East El Paso Regional Park. Additionally, the City Plan Commission imposed a condition during the Subdivision process (SUSU18-00016) that the portion of S-D be rezoned to be consistent with the rest of the parcel. The property is currently vacant. Access to the subject property is from Hueco Club Drive. Staff received two inquiries and one email inquiring about the rezoning request. Planning Division recommends approval of the rezoning request.

Maria Robles, with GRV Engineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE PZRZ18-00038.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

- 17. PZST18-00005:** Lots 4 and 3, except the easterly 50 feet and that portion of Mattox Street vacated by City Ordinance Number 6190, dated March 21, 1978, Block 6, McRae Commercial District – Unit 2B, City of El Paso, El Paso County, Texas
- Location: 3801 Mattox Street
Existing Zoning: C-4 (Commercial)
Request: Special permit to allow for a halfway house facility
Existing Use: Detention facility
Proposed Use: Halfway house facility
Property Owner: CIBI Investments, L.P.
Representative: Conde, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
- POSTPONED FROM AUGUST 24, 2018**

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE PZST18-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 20, 2018.**

Motion passed.

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- 18. PZST18-00012:** A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas
- Location: 1002 Prospect Street
Existing Zoning: R-4/H (Residential/Historic)
Request: Infill Development to allow for a side yard setback reduction and a 100% parking reduction
Existing Use: Single-family dwelling
Proposed Use: Quadraplex
Property Owner: Jesus Navarro
Representative: Conde, Inc.
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
- POSTPONED FROM AUGUST 24, 2018**

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Cabrera, and unanimously carried to **DELETE PZRZ18-00012.**

Motion passed.

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Other Business:

19. Discussion and action on the City Plan Commission minutes for:
August 23, 2018

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Uribe, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 23, 2018.**

Motion passed.
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ADJOURNMENT:

Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to adjourn this meeting at 3:19 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary